

[RECORDING REQUEST BY:]

TRUSTEE CORPS

[WHEN RECORDED MAIL TO:]

Countrywide Home Loans
Attn: Conventional Claims SV-30
400 Countrywide Way
Simi Valley, CA 93065

LOAN NO. [REDACTED]

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

GRANT DEED IN LIEU OF FORECLOSURE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- 1) The grantee herein was the beneficiary.
- 2) The amount of the unpaid debt together with costs was: **\$496,000.00**
- 3) The amount paid by the grantee over and above the unpaid debt was: **\$0.00**
- 4) The documentary transfer tax is: **\$**
- 5) Said property is in: () unincorporated area: (X) City of **LIVERMORE**

and FOR VALUE CONSIDERATION, receipt of which is hereby acknowledged,

SCOTT [REDACTED] HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP hereby GRANT(S) to **THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA3** of the following described real property in the County of **ALAMEDA** state of **CALIFORNIA** :

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: 03/06/2008

By: **SCOTT [REDACTED]** TRUSTOR

By: **[REDACTED]**, TRUSTOR

State of _____

County of _____

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

State of _____

County of _____

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature _____

EXHIBIT "A"
LEGAL DESCRIPTION

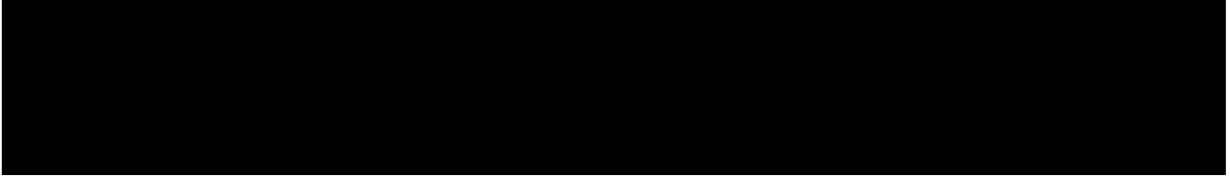


EXHIBIT "B"

ESTOPPEL AFFIDAVIT

THAT THE AFORESAID DEED IS INTENDED TO BE AND IS AN ABSOLUTE CONVEYANCE OF THE TITLE TO SAID PREMISES TO THE GRANTEE NAMED THEREIN AND WAS NOT AND IS NOT NOW INTENDED AS A MORTGAGE, TRUST CONVEYANCE OR SECURITY OF ANY KIND; THAT IT WAS INTENTION OF THE AFFIANTS AS GRANTORS IN SAID DEED OF CONVEY, AND BY SAID DEED THESE AFFIANTS DID CONVEY TO THE GRANTEE THEREIN ALL THEIR RIGHT, TITLE, AND INTEREST ABSOLUTELY IN AND TO SAID PREMISES; THAT POSSESSION OF SAID PREMISES HAS BEEN SURRENDERED TO THE GRANTEE;

THAT IN EXECUTION AND DELIVERY OF SAID DEED, AFFIANTS WERE NOT ACTING UNDER ANY MISAPPREHENSION AS TO THE EFFECT THEREOF, AND ACTED FREELY AND VOLUNTARILY AND WERE NOT ACTING UNDER COERCION OR DURESS;

THAT THE CONSIDERATION FOR SAID DEED WAS AND IS PAYMENT TO AFFIANTS THE SUM OF **\$496,000.00**, BY GRANTEE AND THE FULL CANCELLATION OF ALL DEBTS, OBLIGATIONS, COSTS AND CHARGES SECURED BY THAT CERTAIN DEED OF TRUST HERETOFORE EXISTING ON SAID PROPERTY EXECUTED BY, **SCOTT [REDACTED] HUSBAND AND WIFE** AS TRUSTOR, TO **CHICAGO TITLE COMPANY** AS TRUSTEE, FOR **the Lender is NL, INC., A CALIFORNIA CORPORATION** and **"MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., MERS IS A SEPARATE CORPORATION THAT IS ACTING AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS, MERS IS THE BENEFICIARY UNDER THIS SECURITY INSTRUMENT AS THE BENEFICIARY, RECORDED ON 02/28/2006 AS INSTRUMENT 2006073715 OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA** AND THE RECONVEYANCE OF SAID PROPERTY UNDER SAID DEED OF TRUST;

THAT AT THE TIME OF MAKING SAID DEED AFFIANTS BELIEVED AND NOW BELIEVE THAT THE AFORESAID CONSIDERATION THEREFORE REPRESENTS THE FAIR VALUE OF THE PROPERTY SO DEEDED;

THIS AFFIDAVIT IS MADE FOR THE PROTECTION AND BENEFIT OF THE GRANTEE IN SAID DEED, HIS SUCCESSORS AND ASSIGNS, AND ALL OTHER PARTIES HEREAFTER DEALING WITH OR WHO MAY ACQUIRE AN INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND PARTICULARLY FOR THE BENEFIT OF ANY TITLE COMPANY WHICH WILL INSURE THE TITLE TO SAID PROPERTY IN RELIANCE THEREON AND ANY OTHER TITLE COMPANY WHICH MAY HEREAFTER INSURE THE TITLE TO SAID PROPERTY;

THAT AFFIANTS, AND EACH OF THEM WILL TESTIFY DECLARE, DEPOSE, OR CERTIFY BEFORE ANY COMPETENT TRIBUNAL, OFFICER OR PERSON IN ANY CASE NOW PENDING OR WHICH MAY HEREAFTER BE INSTITUTED, TO THE TRUTH OF THE PARTICULAR FACTS HEREINABOVE SET FORTH.



Dated: 03/06/2008

By: **SCOTT**  **TRUSTOR**

By:  **TRUSTOR**

State of _____

County of _____

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

State of _____

County of _____

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Signature _____

EXHIBIT "B" (continued.....)

RECITALS IN DEEDS

DEEDS GIVEN BY GRANTORS PERSONALLY LIABLE FOR PAYMENT OF THE INDEBTEDNESS SECURED BY THE ENCUMBRANCE:

"THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTORS HAVING SOLD SAID LAND TO THE GRANTEEES FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION IN ADDITION TO THE THAT ABOVE RECITED, BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE DEED OF TRUST EXECUTED BY **SCOTT [REDACTED] HUSBAND AND WIFE** AS TRUSTOR, TO **CHICAGO TITLE COMPANY** AS TRUSTEE, FOR the Lender is NL, INC., A CALIFORNIA CORPORATION and "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., MERS IS A SEPARATE CORPORATION THAT IS ACTING AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS, MERS IS THE BENEFICIARY UNDER THIS SECURITY INSTRUMENT AS THE BENEFICIARY, RECORDED ON 02/28/2006 AS INSTRUMENT 2006073715 OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA."

"GRANTORS DECLARE THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE, AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OR OTHER THAN THIS DEED BETWEEN GRANTORS AND GRANTEEES WITH RESPECT TO SAID LAND."

DATED: 03/06/2008

BENEFICIARY: THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA3; By: Countrywide Home Loans, Inc., as servicing agent

Accepted by:

DATED: 03/06/2008

TRUSTOR(S): SCOTT [REDACTED] HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP

By: **SCOTT [REDACTED] TRUSTOR**

By: **[REDACTED] TRUSTOR**



State of _____

County of _____

On _____ before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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